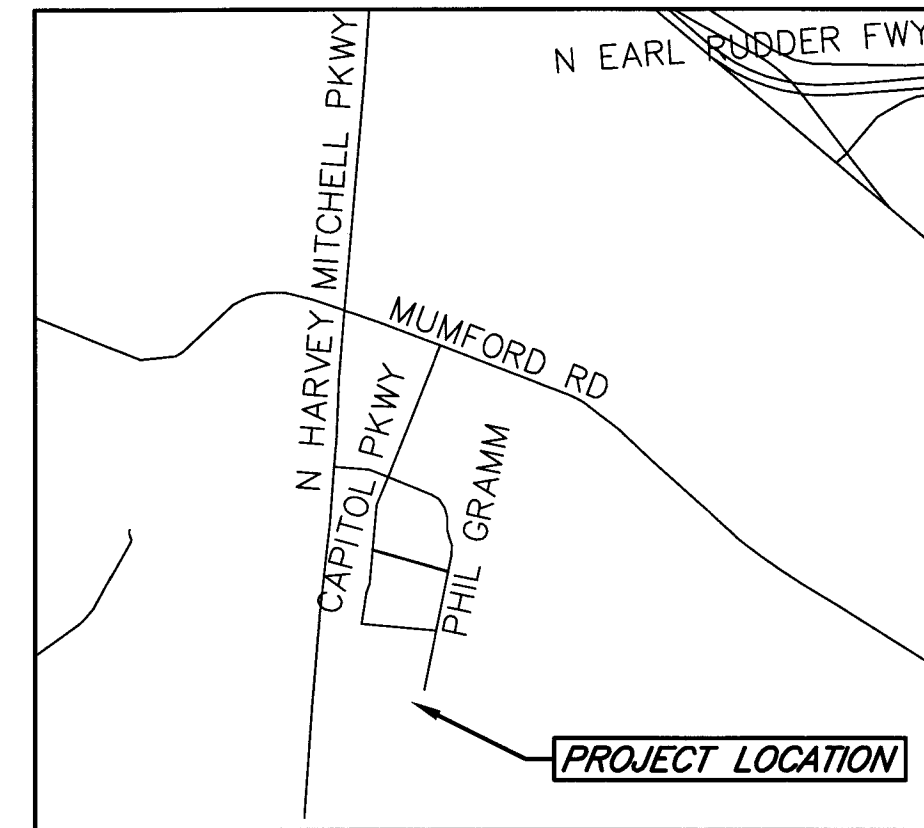


# LEGEND

CO	CLEAN OUT
CH	CONCRETE HEADWALL
CTRL PT	CONTROL POINT
FND	FOUND
FV	FLUSH VALVE
GW	GUY ANCHOR
EM	ELECTRIC METER
MB	MAILBOX
MH	MANHOLE
PP	POWER POLE
RCP	PAINT STRIPE
SAN	REINFORCED CONCRETE PIPE
SN	SANITARY
TBM	SIGN
TP	TEMPORARY BENCH MARK
WV	TELEPHONE POLE
WM	WATER VALVE
	WATER METER



<u>PARKING ANALYSIS (7.2.1)</u>	
<u>REQUIRED:</u>	
NUMBER OF WORKERS PRESENT AT LARGEST SHIFT.....	100
1 PARKING SPOT PER 2 SHIFT WORKERS (h.3).....	50
TOTAL.....	50
<u>EXISTING:</u>	
HANDICAPPED SPACES.....	73
VAN ACCESSIBLE (1 PER 8).....	2
	2

**NOTES:**

1. OWNER: BRYAN BAKING INC.  
600 PHIL GRAMM BLVD.  
BRYAN, TEXAS
2. DEVELOPER: BRYAN BAKING INC.  
600 PHIL GRAMM BLVD.  
BRYAN TEXAS
- ENGINEER: JONES & CARTER, TROY MOORE, PE  
600 PHIL GRAMM BLVD.  
BRYAN TEXAS
3. SITE ADDRESS: 600 PHIL GRAMM BLVD. BRYAN, TX 77807
4. LEGAL DESCRIPTION: BRYAN INDUSTRIAL PARK PH 2, BLOCK 5, LOT 1-A-1,  
ACRES 11.76
5. ZONING: PLANNED DEVELOPMENT – INDUSTRIAL DISTRICT (ORDINANCE NO 1384,  
APPROVED JANUARY 28, 2003)
6. LAND USE: INDUSTRIAL
7. FLOOD HAZARD STATEMENT: ACCORDING TO MAP NO. 48041C0185E OF THE  
FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS  
FOR THE CITY OF BRYAN IN BRAZOS COUNTY TEXAS, DATED MAY 16, 2012, A  
PORTION OF THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X";  
PORTIONS OF AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN,  
UNSHADED ZONE X, DEFINED AS AREAS OF 500-YEAR FLOOD AREAS OF  
100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT OR WITH  
DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY  
LEVES FROM THE 100-YEAR FLOOD, AND ZONE "A2," DEFINED AS SPECIAL  
FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE  
ELEVATIONS DETERMINED
8. CITY STANDARDS: ALL WORK SHALL COMPLY WITH CITY STANDARDS AND  
DETAILS
9. DEMOLITION/CONSTRUCTION WASTE: SITE IS REQUIRED TO PROVIDE  
CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION.  
SOLID WASTE PILED OFF BOXED AND/OR METAL DUMPSTERS SHALL BE  
SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND  
PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS  
PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT  
THE OCCURRENCE OF WINDBLOWN LITTER FROM THE PROJECT SITE.
11. IRRIGATION SYSTEM: POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER  
A ATMOSPHERIC OR PRESSURE VACUUM BREAKER, A TESTABLE DOUBLE  
CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY.
12. POTABLE WATER PROTECTION: ALL DEVICES, APPURTENANCES, APPLIANCES AND  
APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT  
CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH  
PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY  
SYSTEM

**CAUTION!!!**  
**CONTACT:**

1-800-DIG-TESS  
48 HOURS PRIOR TO CONSTRUCTION

NO.	DATE	REVISIONS	APP.

MID SOUTH BAKERY

MID SOUTH BAKERY  
600 PHIL GRAMM BLVD.  
BRYAN, TEXAS

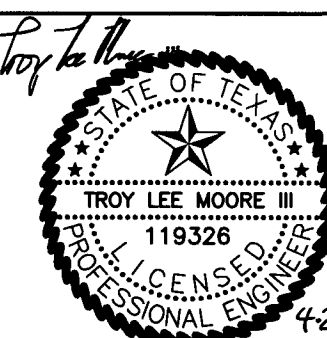
## SITE PLAN



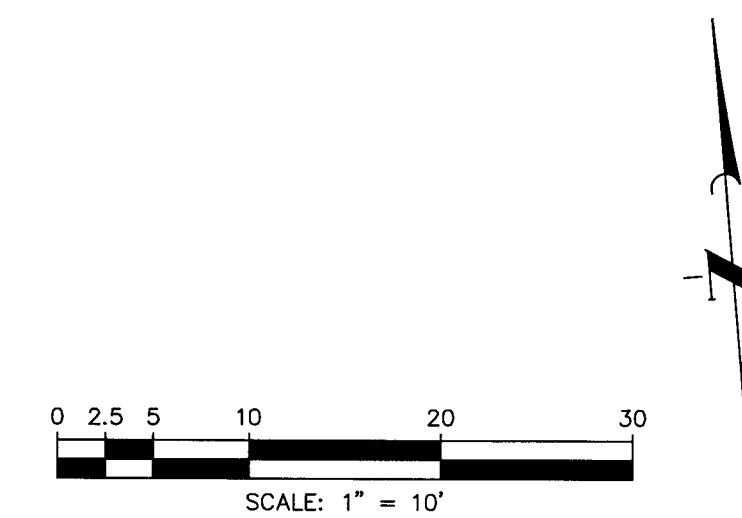
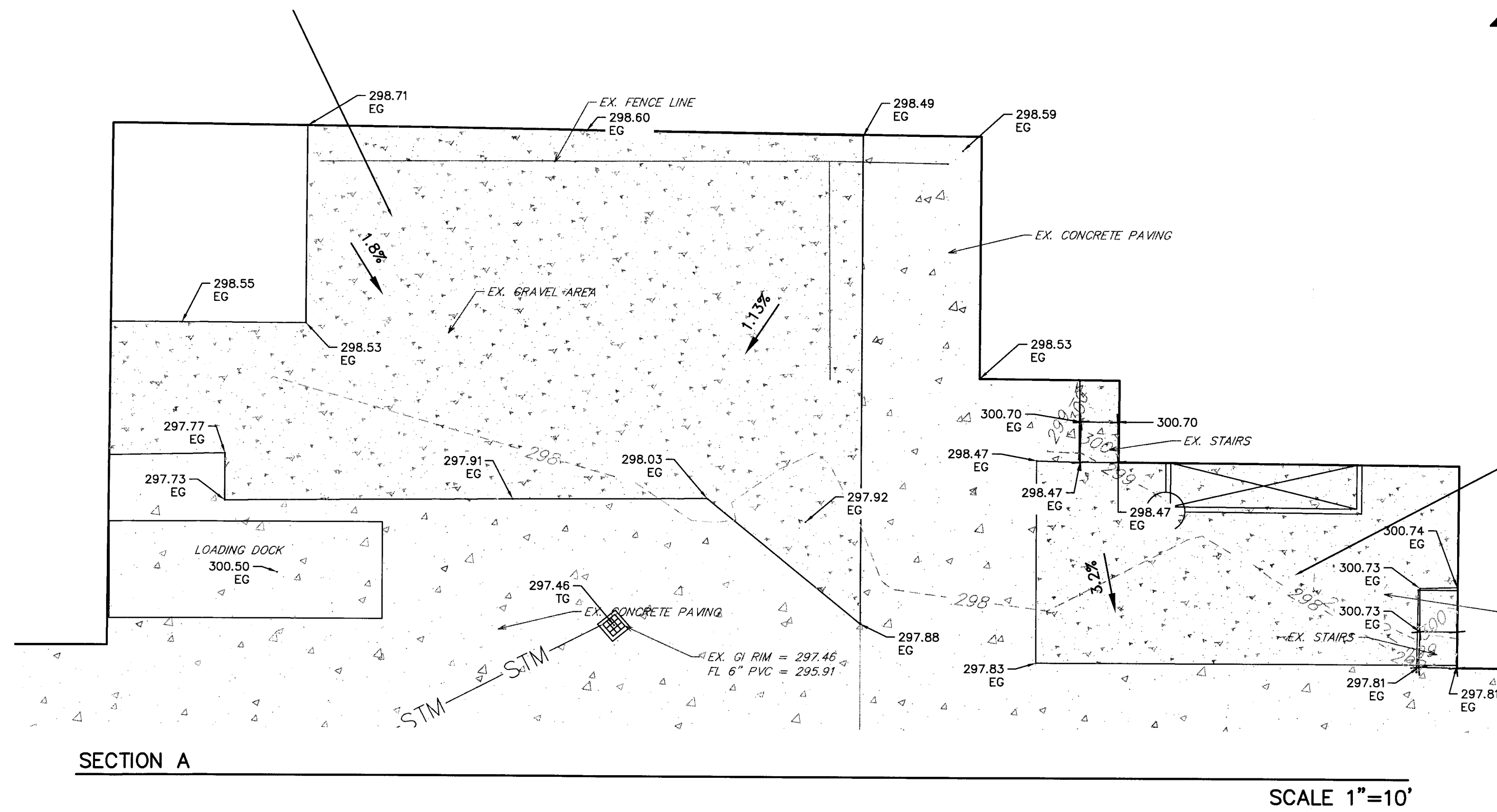
**JONES | CARTER**  
Texas Board of Professional Land Surveying Firm Registration No. 100461-07  
150 Venture Drive, Suite 100 • College Station, Texas 77845 • 979.731.8000


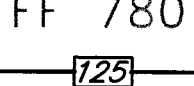

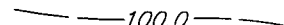





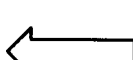
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SUBMITTED: SURV. BY: JONES & CARTER INC.  
F.B. NO. NONE

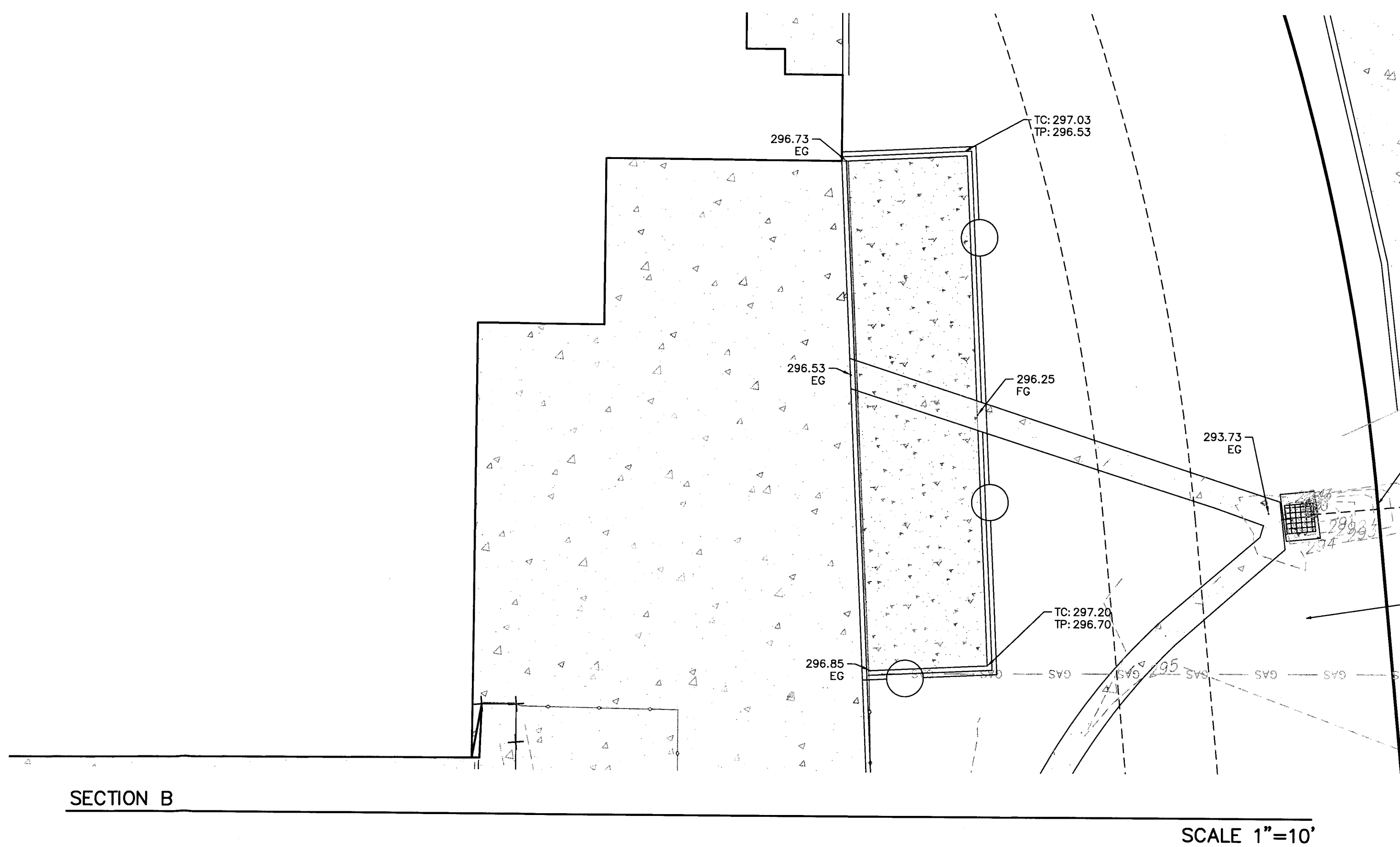
**!!CAUTION!!**  
Contractor to Verify  
Exact Location &  
Depth of Exist  
Facilities Prior to any  
Construction Activities



SHEET NO.  
1  
OF 3



	<u>LEGEND</u>
	SLOPE ARROW
	FINISHED FLOOR ELEVATION
	FINISHED CONTOUR
	EXISTING CONTOUR
	HIGH POINT
	FINISHED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	INVERTED CROWN
	EARTH SWALE
	EXTREME EVENT ARROW



**CAUTION!!!**  
CONTACT:  
1-800-DIG-TESS  
48 HOURS PRIOR TO CONSTRUCTION

NO.	DATE	REVISIONS	APP.

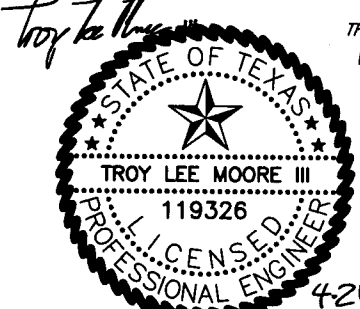
MID SOUTH BAKERY

MID SOUTH BAKERY  
600 PHIL GRAMM BLVD.  
BRYAN, TEXAS  
SPOT GRADE



SCALE: AS SHOWN DGN. BY: DH  
DATE: APRIL 20 2016 DWN. BY: KS  
JOB NO. 11308-0001 DWG. NO. NONE  
SUBMITTED: JONES & CARTER INC.  
F.B. NO. NONE

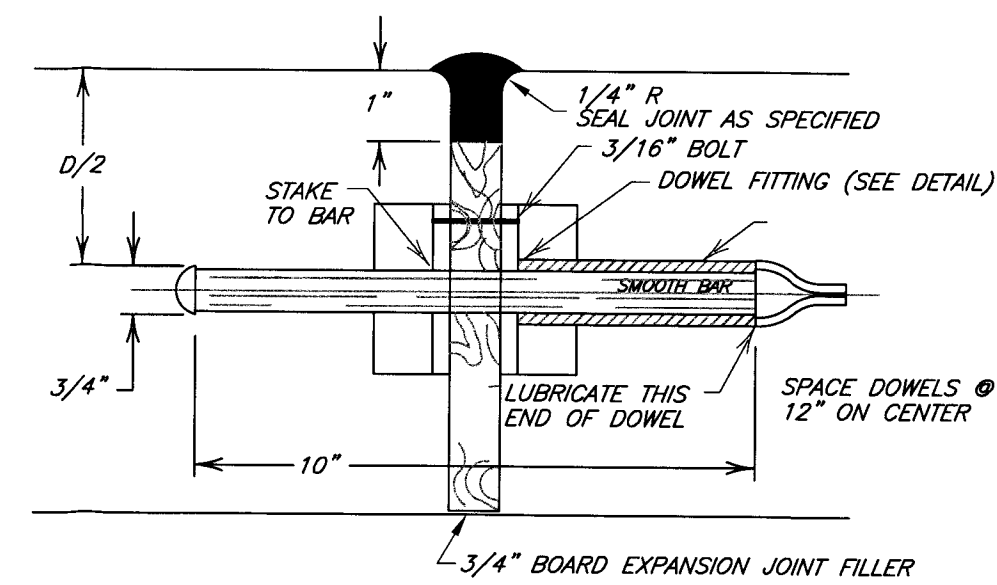
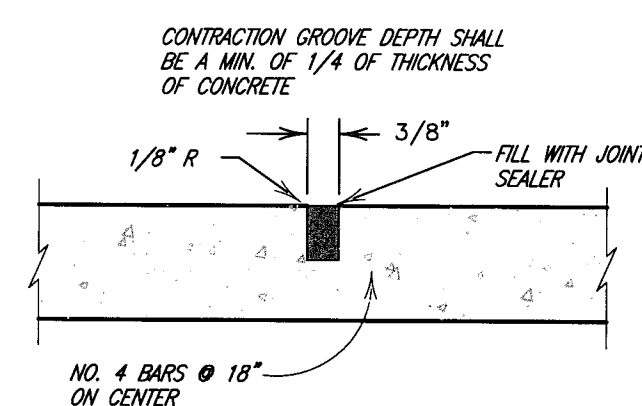
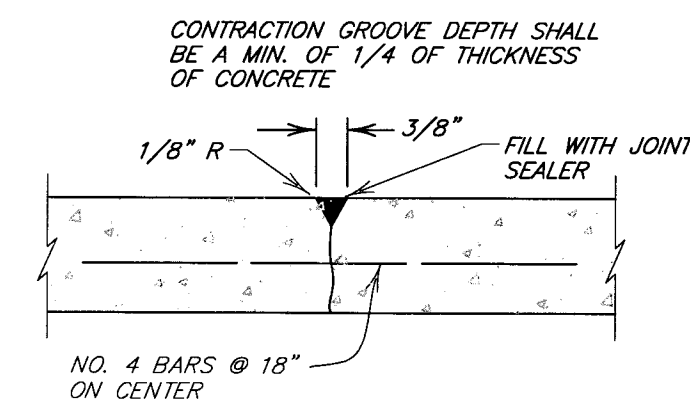
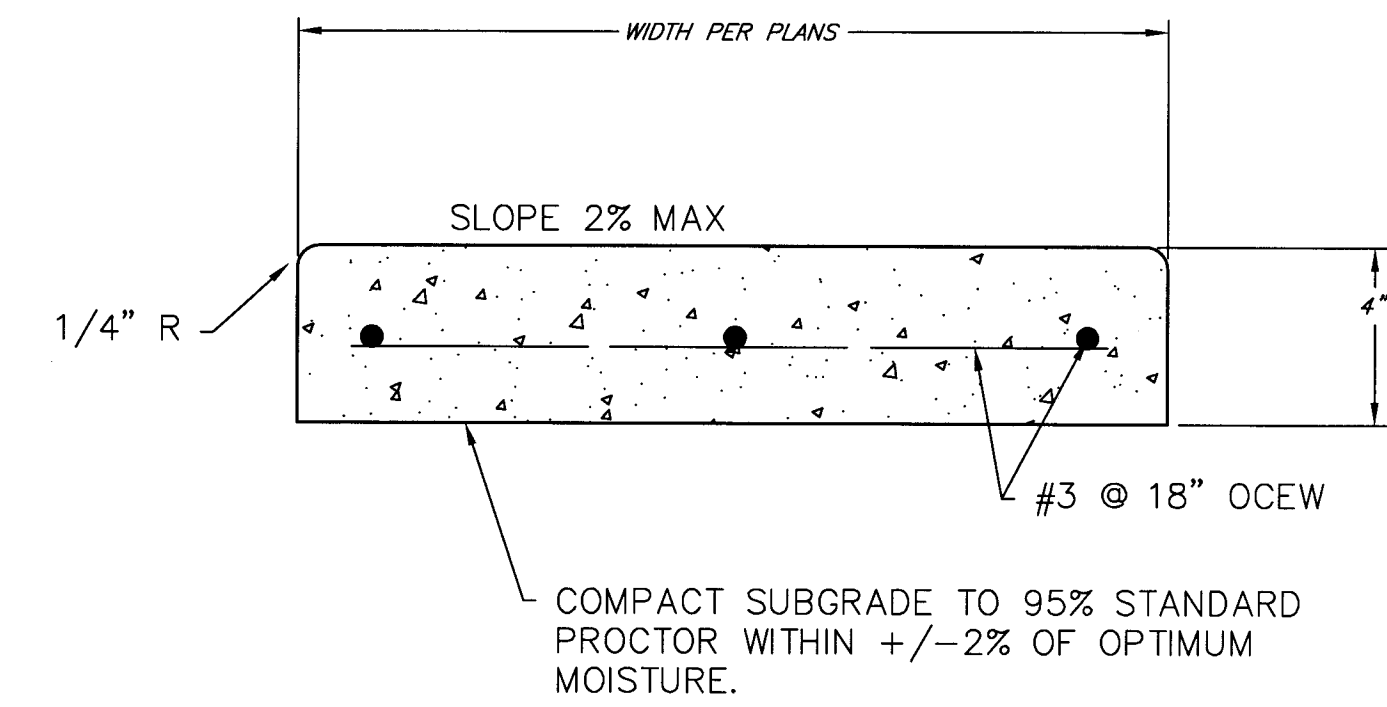
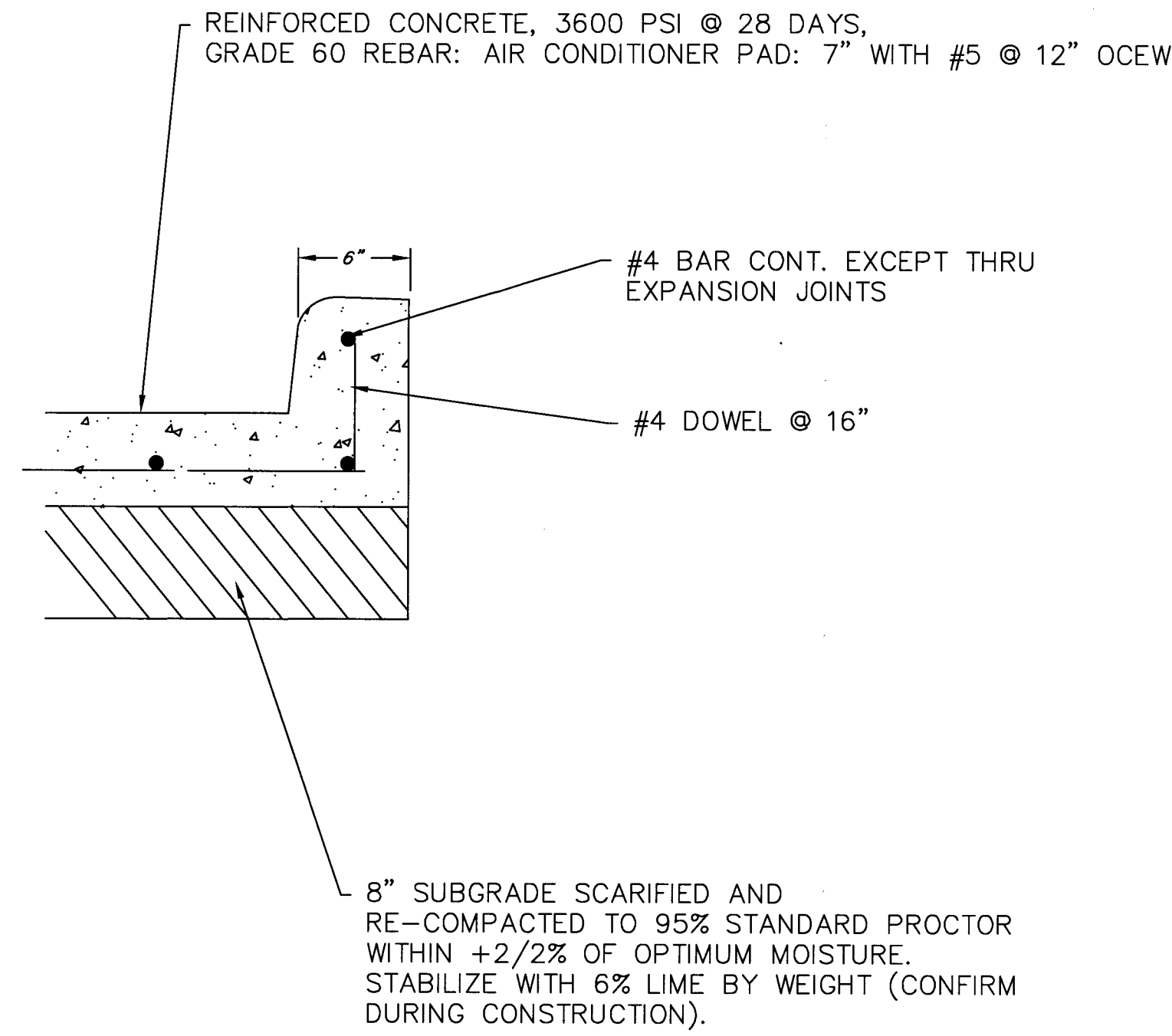
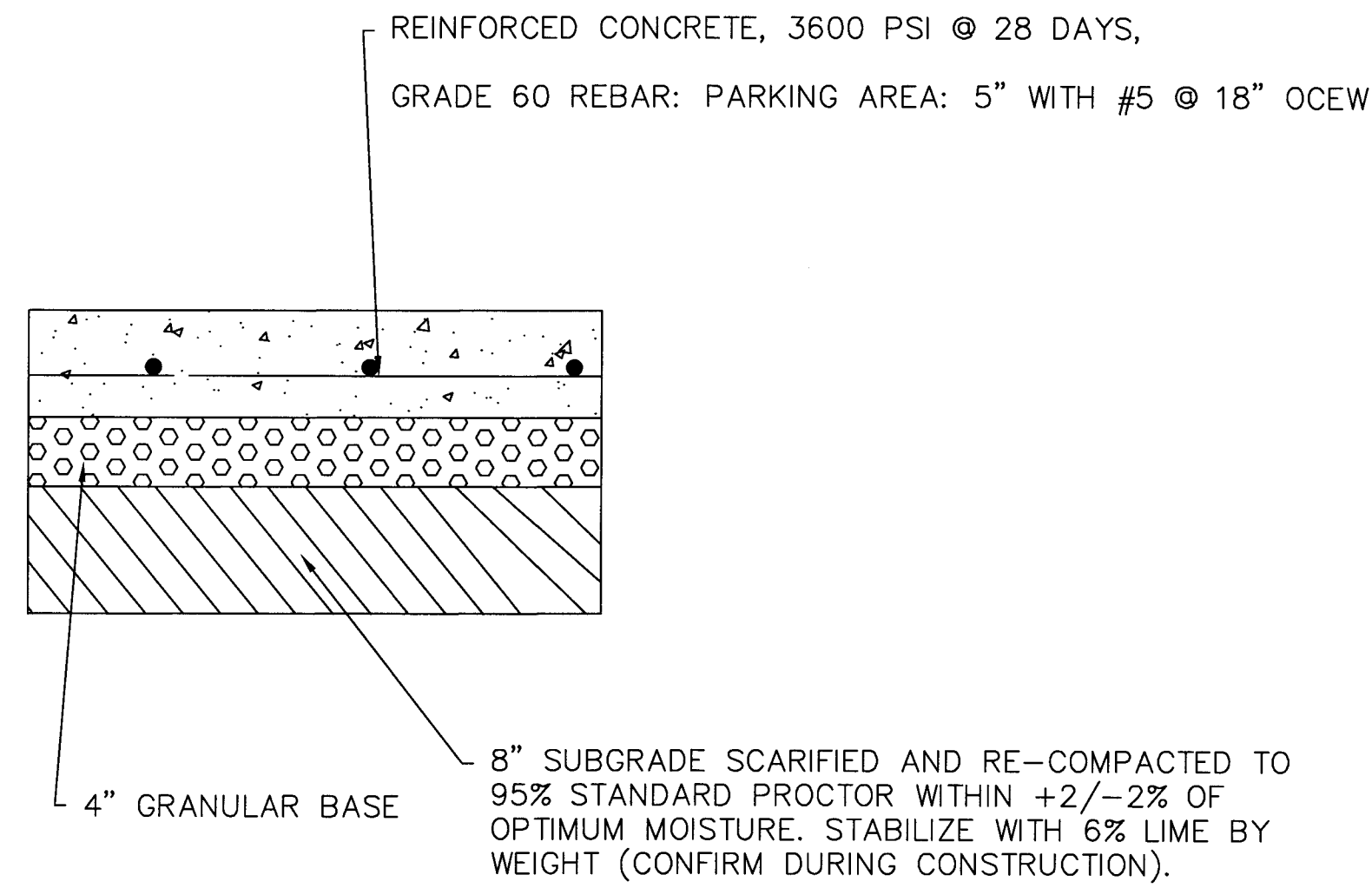
**!!CAUTION!!**  
Contractor to Verify  
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Depth of Exist  
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Construction Activities



THE SEAL APPEARING ON THIS DOCUMENT  
WAS AUTHORIZED BY DARREN HUCKERT  
P.E. 101112 ON APRIL 20 2016

SHEET NO.  
2  
OF 3





NO.	DATE	REVISIONS	APP.

MID SOUTH BAKERY

MID SOUTH BAKERY

## CONSTRUCTION DETAILS



**JONES CARTER**  
Texas Board of Professional Land Surveying Firm Registration No. 100461-07  
150 Venture Drive, Suite 100 • College Station, Texas 77845 • 979.731.8000

SCALE: AS SHOWN DGN. BY: DH  
DATE: APRIL 20 2016 DWN. BY: KS  
JOB NO. 11308-0001 DWG. NO. NONE  
SUBMITTED: JONES & CARTER INC.  
F.B. NO. NONE

DATE: APRIL 20 2016 DWN. BY: KS

JOB NO. 11308-0001 DWG. NO. NONE

SUBMITTED: SURV. BY: JONES & CARTER INC.

F.B. NO. NONE

THE SEAL APPEARING ON THIS DOCUMENT  
WAS AUTHORIZED BY TROY MOORE P.E.  
119326 ON APRIL 20 2016

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3  
OF 3